

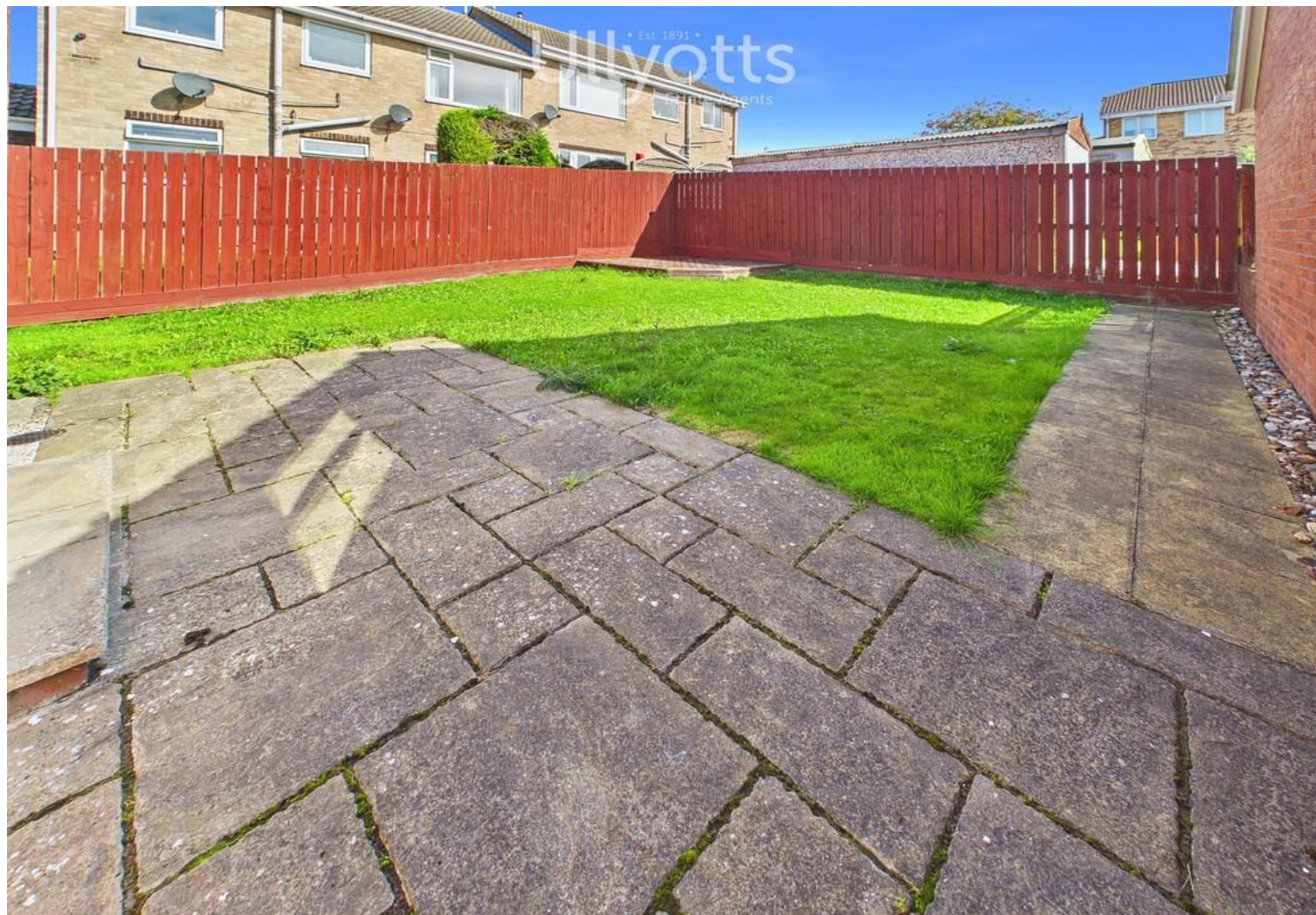


121 Aysgarth Rise
Bridlington
YO16 7HU

OFFERS OVER

£185,000

3 Bedroom Detached House



Garden

 3  1  1  Garage, Off Road Parking  Gas Central Heating

121 Aysgarth Rise, Bridlington, YO16 7HU

This attractive three-bedroom detached house offers well-presented accommodation, making an ideal family home in a desired location. The property comprises a welcoming lounge, dining kitchen and useful ground floor WC, with three bedrooms and a family bathroom to the first floor. Outside, there is a pleasant rear garden with a useful garden shed and bin storage area, together with a garage and off-street parking. Offered to the market with no onward chain and presented in move-in condition, this is an excellent opportunity for buyers looking for a ready-to-enjoy home, with a range of local amenities conveniently close by.

Aysgarth Rise is on the north side of the town offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery

and public house. Other amenities serving the area are just a short distance away on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store. The Crayke which is another close by residential area benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course.

Bridlington is a popular seaside town on the East Yorkshire coast, renowned for its beautiful sandy beaches, historic harbour and traditional seaside character. The town offers a wide range of amenities, independent shops, cafés, restaurants and attractions, together with its bustling promenade and excellent coastal walks. Bridlington provides an appealing place to live, holiday or enjoy retirement.



Lounge



Virtually Staged Lounge



Kitchen/Dining Area



Kitchen Area

Accommodation

ENTRANCE HALL

5' 8" x 3' 1" (1.73m x 0.95m)

The property is entered via a composite door opening into the welcoming entrance hall, which benefits from a window to the side elevation providing natural light. The hall features a radiator and provides access to the ground floor WC and lounge.

LOUNGE

15' 7" x 14' 4" (4.77m x 4.39m)

The lounge is a bright and comfortable reception room, featuring a window to the front elevation, radiator and central wall-mounted electric fire. Attractive oak flooring continues through the room, with stairs rising to the first floor landing and a door providing access to the kitchen diner.

KITCHEN/DINING AREA

14' 4" x 8' 2" (4.38m x 2.51m)

The modern and well-appointed kitchen diner features attractive tile-effect vinyl flooring and a range of black gloss wall, base and drawer units with worktops over, complemented by a striking red splashback. Integrated

appliances include a fitted oven, gas hob and extractor fan, with stainless steel splashback, while there is additional space for appliances including a washing machine and under-counter fridge. A window to the rear elevation allows plenty of natural light and sits above the stainless-steel sink and drainer, whilst French doors provide direct access to the rear garden. There is ample space for a dining table with a hanging light fitting above, together with useful understairs storage.

WC

5' 8" x 2' 7" (1.75m x 0.79m)

The convenient ground floor cloakroom offers a window to the front elevation, a WC, vanity wash hand basin and a radiator.

FIRST FLOOR LANDING

7' 9" x 5' 8" (2.38m x 1.73m)

The landing on the first floor offers a window to the side elevation a loft hatch and doors to all rooms as well as the family bathroom.



Bedroom 1



Virtually Staged Bedroom 1



Bedroom 2



Virtually Staged Bedroom 2

BEDROOM 1

13' 3" x 8' 4" (4.04m x 2.56m)

The larger bedroom is to the front of the property with a window and a radiator.

BEDROOM 2

10' 7" x 7' 11" (3.25m x 2.42m)

The second bedroom has a window to the rear and a radiator.

BEDROOM 3

7' 3" x 5' 8" (2.21m x 1.75m)

The third bedroom is a versatile space and could be used as a home office or dressing room with a window to the front, a radiator and a cupboard housing the gas central heating boiler.

BATHROOM

6' 1" x 5' 6" (1.86m x 1.69m)

The bathroom benefits from a vanity wash hand basin, WC and panelled bath with glazed shower screen and thermostatic shower over. A heated towel ladder, wall-mounted mirror and extractor fan complete the room, together with a window to the rear providing natural light and ventilation.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE / PARKING

The garage offers an up and over door with parking to the front of the garage.

OUTSIDE

To the front, the property occupies a slightly elevated position on the corner of the cul-de-sac, with steps leading up to a paved patio area providing access to the front entrance. Steps also lead down to a useful storage shed positioned to the rear of the garage, with additional space for bin storage. Gated access to the side of the property leads to a lawned area which continues around to the main rear garden. The rear garden is enclosed by fenced boundaries and is predominantly laid to lawn, with a corner decking area providing an ideal spot to sit and enjoy the sunshine or dine outdoors. A further paved patio area offers additional space for outdoor seating or dining.



Bedroom 3



Virtually Staged Bedroom 3



Bathroom



Side Garden

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RATED D

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

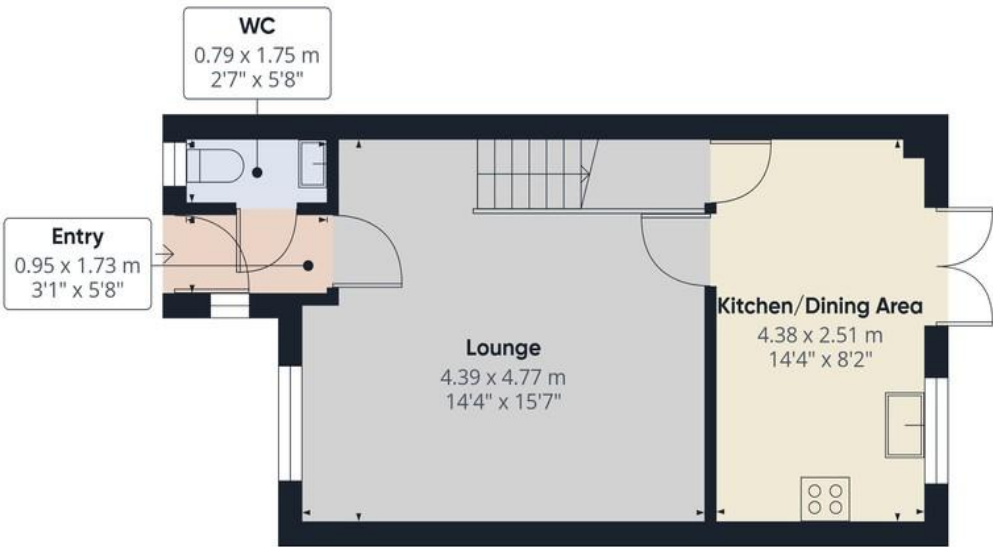
Floor plans are for illustrative purposes only.

VIEWING

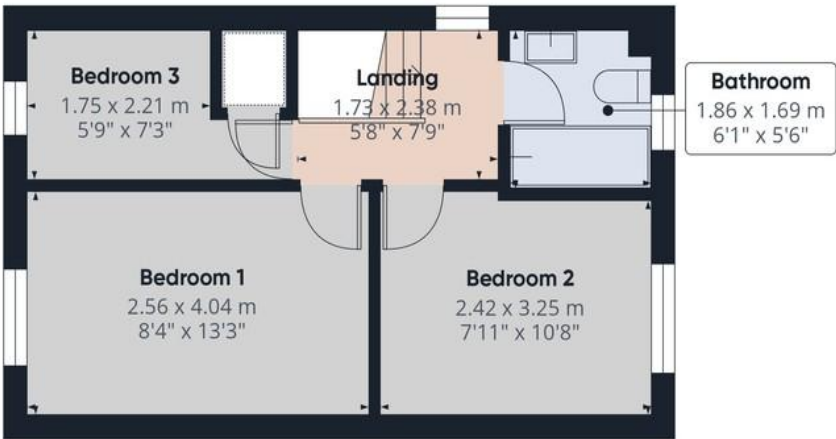
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (63.4 m2/682 ft2). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Approximate total area⁽¹⁾
63.4 m²
682 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



121 Aysgarth Rise

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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